



**30 Stafford Road,
Newport,
TF10 7LZ**

OIRO £295,000



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A charming Victorian semi-detached house offering four bedrooms, well-proportioned accommodation and a wealth of character features including Sash windows and open fireplaces. The property includes two reception rooms, conservatory, kitchen and utility/outbuilding, together with driveway parking and a large, private rear garden featuring a summer house and mature planting. Offered for sale with the benefit of no upward chain.

Internally, the property features a welcoming storm porch with Quarry tiled flooring, leading into the hallway. The lounge benefits from an attractive open fireplace, while the hallway also provides access to the snug/dining room.

The kitchen features French doors opening into the conservatory with views and access towards the garden.

The outbuilding/utility room provides additional storage, with recessed space for a washing machine and tumble dryer. The room also benefits from external doors providing convenient access to both the rear garden and driveway.

Upstairs, the spacious master bedroom features a decorative cast-iron fireplace, adding character and charm to the room. Bedroom two is a generous double bedroom overlooking the rear garden, while bedroom three benefits from useful built-in storage.

The family bathroom is fitted with a shower over the bath and features attractive mosaic tiling around the bath area.

To the second floor, the landing benefits from a Velux window, providing plenty of natural light. Bedroom four is a good-sized room with two additional Velux windows and benefits from its own en-suite shower room.

Externally, the property benefits from a good-sized and attractive rear garden, featuring a paved patio area, brick-built shed, a variety of planted borders, an open-sided summer house and arbour.

A further gated section of the garden has mature trees and a nature garden.

To the front of the property, there is a driveway providing convenient off-road parking.

Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

STORM PORCH

With quarry tiled flooring.

HALLWAY

With wooden effect flooring.

LOUNGE

11'9" x 11'5" (3.60 x 3.50)

A bay sash double-glazed window, open fireplace with a tiled hearth and decorative surround, built-in storage cupboard, and decorative ceiling coving.



DINING ROOM / SNUG

12'5" x 11'9" (3.80 x 3.60)

An open fireplace with a tiled hearth and decorative surround, wood-effect flooring, and double-aspect windows.



KITCHEN / BREAKFAST ROOM

15'5" x 8'10" (4.70 x 2.70)

A range of Shaker-style base and wall units with worktops and tiled splashbacks, an integrated oven, grill and gas hob, stainless steel sink with drainer and mixer tap, understairs storage cupboard, and lino flooring.



CONSERVATORY

11'1" x 8'2" (3.40 x 2.50)

Featuring French doors overlooking the rear garden.



UTILITY/ OUTBUILDING

16'0" x 8'10" (4.90 x 2.70)

Fitted with a range of base and wall units providing ample storage, along with recessed spaces for a washing machine and tumble dryer. An exterior door provides access to the rear garden, with a further door leading to the driveway.



FIRST FLOOR

Stairs lead to the first floor.



MASTER BEDROOM

12'1" x 14'9" (3.70 x 4.50)

A spacious master bedroom featuring a double-glazed sash window and a charming decorative cast-iron fireplace.



BEDROOM TWO

12'5" x 8'10" (3.80 x 2.70)

A large double bedroom overlooking the rear garden.



BEDROOM THREE

12'1" x 9'2" (3.70 x 2.80)

A third double bedroom with built in storage.



FAMILY BATHROOM

6'11" x 6'2" (2.11 x 1.90)

A bath with a mosaic-tiled panel and surrounding tiled walls, fitted with a shower over the bath and shower screen. Further features include a freestanding wash basin, low-level WC, chrome heated towel rail, tiled flooring and inset chrome spotlights.



SECOND FLOOR

Stairs lead to the second floor and a Velux window on the landing.

BEDROOM FOUR

16'0" x 11'1" (4.90 x 3.40)

A fourth double bedroom with dual aspect Velux windows.



ENSUITE

A separate shower enclosure, vanity wash basin with mirrored storage cupboard above, chrome heated towel rail, extractor fan and Velux window.



REAR GARDEN

A pleasant rear garden featuring a paved patio area, brick-built shed and planted borders with a variety of mature plants. A gravelled pathway leads to an open summer house with a decked seating area and further planted borders. A gate provides access to a further natural garden area with mature trees, including an apple tree, and a hedged border to the right.



OUTSIDE

With driveway parking.

AGENTS' NOTES:

EPC RATING: C - a copy is available upon request.

SERVICES: We are advised that mains water, gas, electricity and drainage are available. The property is heated by a gas fired central heating system. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: We are advised by the Local Authority Telford & Wrekin, the property is Band B (currently £1,758.19 for the year 2026/2027)

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

Mobile Signal/Coverage Indoors: EE Good, O2 Variable, Three Variable, Vodafone Variable

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Driveway parking.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

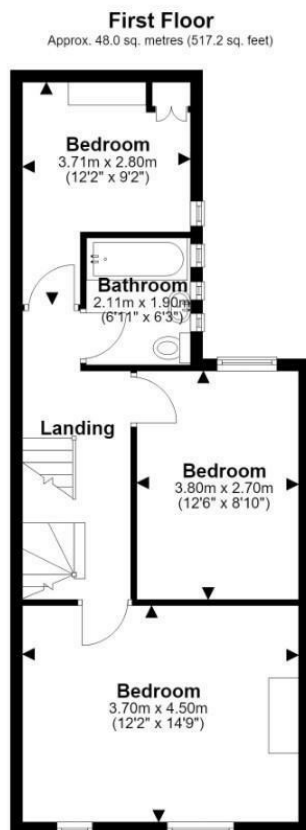
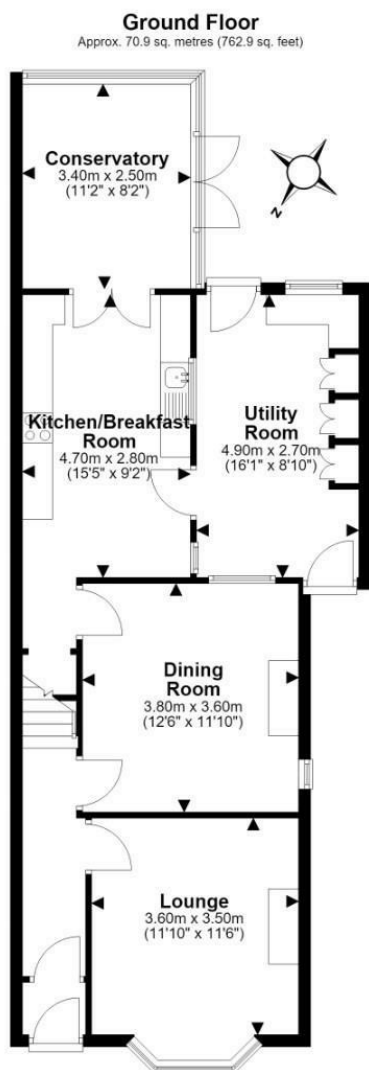
COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

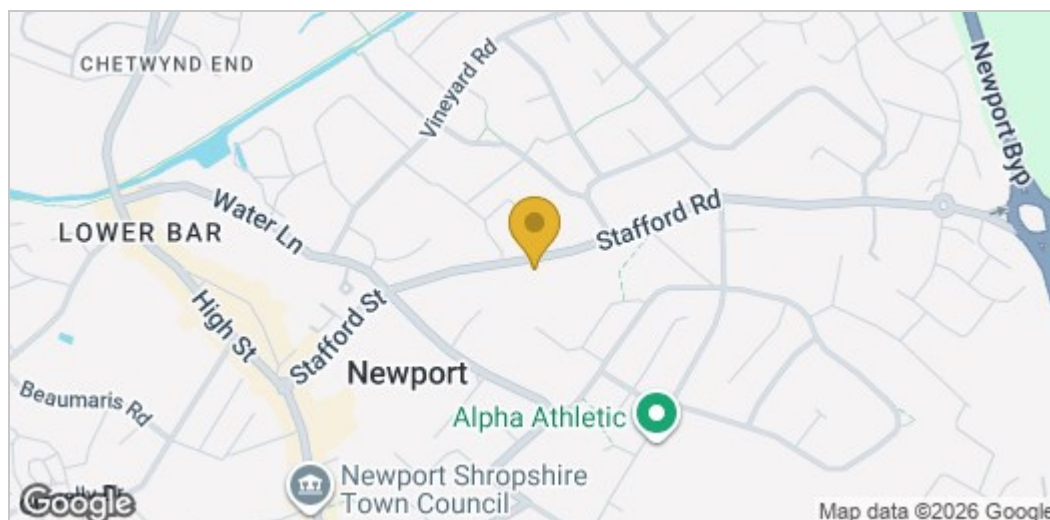
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our office in the High Street head north at the round about take the first exit onto Stafford Street, the property is on the right hand side and can be identified with a For Sale board.



Total area: approx. 141.5 sq. metres (1522.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.